



DEPARTMENT OF THE SENATE
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<i>Mary Egan</i>

THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA



REPORT ON PROPOSALS

FOR VARIATIONS OF THE PLAN OF LAYOUT

OF THE CITY OF CANBERRA AND ITS ENVIRONS

VARIATION 1989/6

JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY

**THE PARLIAMENT OF THE COMMONWEALTH OF AUSTRALIA**

**REPORT ON PROPOSALS**

**FOR VARIATIONS OF THE PLAN OF LAYOUT**

**OF THE CITY OF CANBERRA AND ITS ENVIRONS**

**VARIATION 1989/6**

**JOINT COMMITTEE ON THE AUSTRALIAN CAPITAL TERRITORY**

**MEMBERS OF THE COMMITTEE**

**Chairman:** Mr J V Langmore, MP

**Members:** Senator T Aulich  
Senator A W R Lewis  
Senator R F McMullan  
Senator M E Reid  
Senator N K Sanders

Mr J D Anderson  
Mr B J Goodluck, MP  
Hon. G D Scholes, MP  
Hon. T Uren, MP

**Secretary:** I A Dundas

#### TERMS OF REFERENCE

That a Joint Committee be appointed to inquire into and report on:

- . all proposals for modifications or variations of the plan of layout of the City of Canberra and its environs published in the Commonwealth of Australia Gazette on 19 November 1925, as previously modified or varied, which are referred to the committee by the Minister for the Arts, Sport, the Environment, Tourism and Territories; and
- . such matters relating to the Australian Capital Territory as may be referred to it by:
  - (i) resolution of either House of the Parliament, or
  - (ii) the Minister responsible for the Australian Capital Territory.

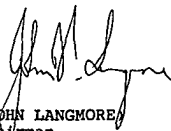
**Report on consideration of proposed  
Variations to the Plan of the  
Layout of the City of Canberra and  
its Environs - Variations 1989/6**

The Committee held a public hearing and considered Variation 1989/6 on 30 October 1989. The Committee noted that the development of the Murrumbidgee Country Club was dealt with by the Joint Committee on the Australian Capital Territory in the 34th Parliament in its report on Proposals for Variations to the Plan of Layout of the City of Canberra and its Environs - 87th Series.

Variation 1989/6 provides minor amendments to the previously approved and gazetted road plan. There were no objections received by the ACT Administration when the proposed Variations were advertised for public comment.

The Committee recommends that:

- Variation 1989/6 as proposed in the Commonwealth of Australia Gazette number S308 be approved.



(JOHN LANGMORE)  
Chairman

October 1989

**APPENDIX**



ACT Government  
Office of Industry and Development

Seat of Government (Administration) Act 1910

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**Proposals for Variation  
to the Plan of Layout  
of the City of Canberra  
and its Environs**

**1989/6**

**Briefing  
Material  
Public  
Comments  
and  
Objections**

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Prepared for the Joint Committee on the  
Australian Capital Territory

October 1989

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1989/6 Series of Variations

KAMBAH: Addition to and deletion from the plan to provide for residential access roads to enable the development of 141 standard houses and 10 medium density units, adjacent to the Kambah Golf Course currently being constructed.



SEAT OF GOVERNMENT ADMINISTRATION ACT 1910

PROPOSALS FOR VARIATIONS TO THE PLAN OF THE LAYOUT  
OF THE CITY OF CANBERRA AND ITS ENVIRONS (VARIATION  
1989/6)

This briefing material is intended to supplement the information contained in the Notice of Intention to Vary the Plan of Layout of the City of Canberra and its Environs (the City Plan) which was published in Gazette No S308 of 15 September 1989. The material has been prepared for the public enquiry by the Joint Sub-Committee on the Australian Capital Territory into Variation 1989/6.

This variation proposal was referred to the Sub-Committee for investigation and report by the Minister for the Arts and Territories in a letter dated 10 October 1989.

Variation 1989/6 comprises 1 item.

No public comments or objections were received as a result of the ACT Government's publicity of the proposal.



Minister for the Arts, Tourism and Territories

The Hon. Clyde Holding, LLB. MP  
Member for Melbourne Ports

10 OCT 1989

Mr J V Langmore, MP  
Chairman  
Joint Committee on the  
Australian Capital Territory  
Parliament House  
CANBERRA ACT 2600

Dear Mr Langmore

As Minister responsible under section 12A of the Seat of Government (Administration) Act, I signed two notices of intention to vary the plan of layout of the City of Canberra.

The variations known as 1989/6 and 1989/7, will be published in the Commonwealth of Australia Gazette, and consistent with normal procedures public comment will be encouraged through the media and by means of public displays. Pursuant to the Committee's terms of reference, I am referring the proposed variations to the Joint Committee on the Australian Capital Territory for inquiry and report.

All comments and or objections relating to the variation proposals which are received during the period of public participation will be forwarded to the Joint Committee for consideration.

Yours sincerely

(Clyde Holding)



Commonwealth  
of Australia

Gazette

No. S 308, Friday, 15 September 1989

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SPECIAL

COMMONWEALTH OF AUSTRALIA

*Seat of Government (Administration) Act 1910*

NOTICE OF INTENTION TO VARY THE PLAN OF  
LAYOUT OF THE CITY OF CANBERRA AND ITS  
ENVIRONS

Variation No. 6 of 1989

Under section 12A of the *Seat of Government (Administration) Act 1910*, I give notice of my intention to vary the plan of layout of the City of Canberra and its environs published in the *Gazette* of 19 November 1925, as previously modified or varied, in the manner and to the extent shown in the Explanatory Statement hereunder and in the attached Detail Map L4, the relative position of which is shown in the attached Index of Detail Maps.

No variation will be made until after the expiration of fourteen days from the date of the publication of this notice in the *Gazette* to enable any interested parties to lodge submissions and/or objections to the proposed variations indicated in this notice. All correspondence relating to this proposal must be addressed to:

Secretary  
Office of Industry and Development  
GPO Box 158  
Canberra City ACT 2601  
Attention: Mr Barry Giddins

or hand delivered to:

Mr Barry Giddins  
Shopfront  
Ground Floor  
220 Northbourne Avenue  
Braddon ACT 2601

Dated this 5th day of September 1989.

ALLAN CLYDE HOLDING

Minister of State for the  
Arts, Tourism and Territories

EXPLANATORY STATEMENT

Variation 1989/6

Item 1 (Detail Map L4)

Kambah: Addition to and deletion from the plan to provide for residential access roads to enable the development of 141 standard houses and 10 medium density units, adjacent to the Kambah Golf Course currently being constructed.

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SEAT OF GOVERNMENT (ADMINISTRATION) ACT 1910

PROPOSALS FOR VARIATION TO THE PLAN OF LAYOUT TO THE CITY OF  
CANBERRA AND ENVIRONS

VARIATION 1989/6

The information contained in this display is intended to supplement a notice of intention to vary the plan of layout of the City of Canberra and its environs (the City Plan) which was published in the Commonwealth Gazette on Friday, 15 September 1989.

A period of 14 days from the date of gazettal is set aside for written comments, submissions and/or objections to be lodged in connection with the variation. All material lodged by the closing date will be referred to the Joint Committee on the Australian Capital Territory which will conduct public hearings and report to Parliament before the variation can take effect.

Submissions should be lodged no later than Monday, 2 October 1989, addressed to:

Secretary  
Office of Industry and Development  
GPO Box 158  
CANBERRA ACT 2601

Attention: Mr Barry Giddins

or hand delivered to:

Mr Barry Giddins  
Development Division Shopfront  
Ground Floor  
220 Northbourne Avenue  
BRADDON ACT 2601

Further information can be obtained by telephoning  
46 8341 during business hours.

Office of Industry and Development

**PROPOSALS FOR VARIATIONS TO THE  
CITY PLAN OF LAYOUT OF THE CITY OF  
CANBERRA AND ITS ENVIRONS  
· VARIATION 1989/6**

In Gazette No. S308 of Friday, 15 September 1989, the Minister for the Arts, Tourism and Territories, the Hon Alan Clyde Holding MP, gave notice of his intention to vary the layout of the City of Canberra and its environs (the City Plan).

Members of the public who wish to lodge comments or objections to any of the proposals are invited to do so no later than 4.30 p.m. on Tuesday, 3 October 1989. All submissions must be lodged, in writing, with the Secretary, Office of Industry and Development, ACT Government, GPO Box 156, CANBERRA ACT 2601 or hand delivered to Barry Giddins, Shopfront, Ground Floor, 220 Northbourne Avenue, Braddon, by the above time and date.

The proposed variation and any objections or comments received will be referred to the Joint Sub-Committee on the Australian Capital Territory which will conduct hearings into the proposal and report to the Parliament before the variations can take effect.

Displays showing the intended change will be available at South Building, London Circuit, City; 220 Northbourne Avenue, Braddon; Coolman Court, Weston; and the Tuggerahong Hyperzone. All displays will be in place until the lodgement date for the closing of submissions.

All telephone enquiries may be directed to Barry Giddins on 468341.

**EXPLANATORY STATEMENT  
Variation 1989/6  
ITEM 1 (Detail Maps L4)**

**Kambah** - Addition to and deletion from the plan to provide for residential access for the development of 141 standard houses and 10 medium density units, adjacent to the Kambah Golf Course currently being constructed. This variation is a modification of the road alignments which were gazetted as a part of the 67th Series of Variations to the City Plan in 1988.



**AUSTRALIAN  
CAPITAL TERRITORY**  
Minister for Industry,  
Employment and Education  
Paul Whalen

**MEDIA RELEASE**

**VARIATION TO THE CITY PLAN 1989/6**

Canberra residents will have an opportunity to comment on the latest variation to the City Plan, known as Variation 1989/6.

The City Plan shows the road reservations for Canberra. Any proposed developments which require that Plan to be altered must be made public through a Notice of Intention to vary the Plan, and allow for public submissions or objections.

Variation 1989/6 provides for residential access roads to enable the development of 141 standard houses and 10 medium-density units adjacent to the Kambah Golf Course, currently under construction.

This variation is a modification of the road alignments which were gazetted as part of the 87th Series of Variations to the City Plan in 1986.

Details of the intended changes will be on display at: South Building, London Circuit, Canberra City; the Office of Industry and Development (OID) Shopfront, 220 Northbourne Ave, Braddon; Cooleman Court, Weston; and the Tuggeranong Hyperdome. The details will be advertised in the Canberra Times on Saturday 16 September 1989 and on Wednesday 20 September 1989.

Submissions or objections addressed to the Office of Industry and Development, PO Box 158, Canberra ACT 2601, or hand delivered to the OID Shopfront, 220 Northbourne Ave, Braddon should be lodged no later than 4.30pm on Tuesday 3 October 1989. All submissions or objections received will be forwarded to the Joint Committee on the Australian Capital Territory for consideration during its public hearing on the proposal.

Copies of the Gazette containing the Notice of Intention to vary the Plan are available at the Commonwealth Government Bookshop in Alinga Street, City.

Media contact: Barry Giddins, Shopfront, Development Division

Telephone: 45 8341 (BX)

Friday 15 September 1989

## KAMBAH: PART BLOCK 7 SECTION 7, ROAD ADDITIONS AND DELETIONS

### Purpose

This proposal in Tuggeranong is for residential access roads in the suburb of Kambah to enable the development of approximately 150 houses adjacent to the Kambah Golf Course, currently being constructed.

The proposal is, however, just a slight modification of road alignments already gazetted in this area.

### Background

The previous roads were gazetted as part of the 87th Gazetted series. Subsequent to this a new consortium took on the development of the golf course estate and the proposed road changes have arisen out of a revamped subdivision layout that incorporates more single detached dwelling houses as opposed to town houses and cluster housing.

### Length

The length of the proposed roads is approximately 1650 metres.

### Estimated Cost

The cost of the roads and services is to be borne by the developer.

### Existing Development

The site is just south of the Kambah Pool Road between Eagle Circuit, Kambah and the Murrumbidgee River corridor.

### Proposed Development

The road variation will permit the development of 141 standard houses and 10 medium density units.

### Particular Planning Considerations

The visual impact of any housing on the Murrumbidgee River corridor was of concern to the previous Parliamentary Joint Committee who stated that "any housing constructed in the Country Club estate that would be visible from the Red Rocks area be restricted by siting and design controls to single storey level". The developer will be required to prepare detailed development conditions prior to the sale of any blocks that will ensure this.

#### Environmental Consideration

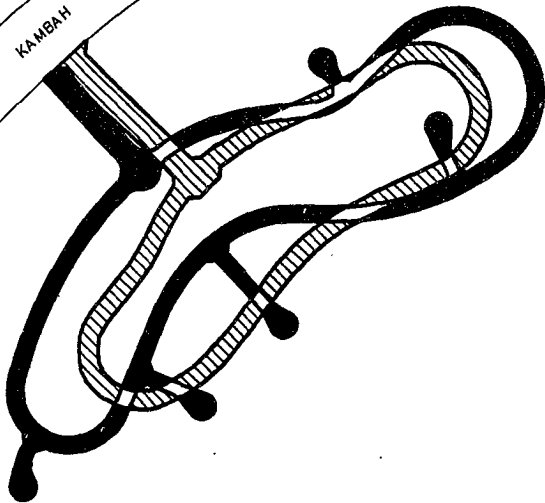
The restriction of houses to one storey level for those visible for the Red Rocks area will protect the integrity of the Murrumbidgee River corridor.

#### Public Consultation

Consultation with local residents has taken place and issues raised related to the process of consultation, public access and golf course layout. These issues were handled by the earlier Parliamentary Joint Committee and are not affected by the current variation to policy.



KAMBAH POOL ROAD



0 100 200m  
Scale 1:4000

ROAD ADDITION  
ROAD DELETION



KAMBAH: Section 7 - Road Addition and Deletion



KAMBAH: Section 7 - Road Addition and Deletion